



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 4 Leo Terrace

£75,000

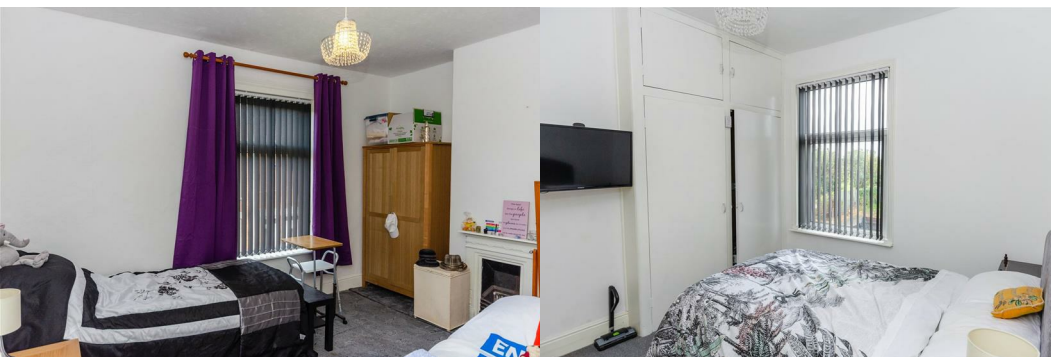
Princes Avenue WITHERNSEA, HU19 2JD



Charming two bedroom mid terrace cottage located on a small row of terraces at the end of Princes Avenue near to the sea front, within a short walk to the local Tesco and main bus route. Updated by the current owner and now offering a great opportunity for a range of buyers looking for a low maintenance home that is ready to move straight into, being ideal for a holiday home, buy to let or for a first time buyer looking to get onto the property ladder with a limited budget. With uPVC glazing and gas central heating in place the accommodation comprises: hallway, front facing lounge with double doors to a rear sitting room, kitchen and ground floor wet room style shower room, to the first floor are two double bedrooms and outside is a low maintenance garden with off street parking via a private road to the rear. Available to view now via appointment only, contact our office today to arrange a viewing.







### Hallway

A uPVC front entrance door leads into the hallway with access through to the lounge and an under-stairs-storage cupboard housing the meters.

### Lounge 10'9" x 10'7" (3.30 x 3.25)

Front facing reception room with a uPVC window to the front aspect, radiator and double doors to the sitting room creating an open plan layout.

### Sitting Room 11'3" x 10'9" (3.45 x 3.30)

Second reception room leading onto the kitchen and with stairs rising and turning to the first floor. With a decorative fireplace with space for an electric fire, radiator, built-in alcove cupboard and uPVC window to the rear aspect.

### Kitchen 7'10" x 6'10" (2.40 x 2.10)

Fitted kitchen with beech coloured units to the base and walls with a stainless steel sink with

drainer, plumbing for a washing machine/dishwasher and space for an upright fridge freezer and with a uPVC window and door to the rear garden.

### Shower Room 9'10" x 4'3" (3.00 x 1.30)

Wet room style shower room with non-slip flooring, tiled walls, electric shower unit, low level WC and pedestal wash hand basin, ceiling light, central heating radiator and two side facing uPVC windows.

### Bedroom One 10'7" x 14'1" (3.25 x 4.30)

Double bedroom with a front facing uPVC window radiator and alcove cupboard.

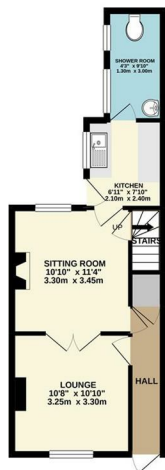
### Bedroom Two 11'1" x 10'9" (3.40 x 3.30)

Second double bedroom with a uPVC window to the rear, radiator and a fitted cupboard housing the gas fired combination boiler.

### Garden

To the rear is an enclosed garden, with a large raised border with a variety of mature herbs and a ramp sloping up to the rear door. With a clad coal bunker and shed with power and water supplied which the vendor houses a washing machine. A gate opens onto a private road which provides off street parking and rear access to this row of properties.

GROUND FLOOR  
388 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
299 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 687 sq.ft. (64.7 sq.m.) approx.  
All areas are measured to the internal face of the walls and are not intended to be used as a basis for any legal or other purpose. The actual area may vary slightly from the above figures due to the way the walls are measured and the way the area is measured. The actual area may vary slightly from the above figures due to the way the walls are measured and the way the area is measured.

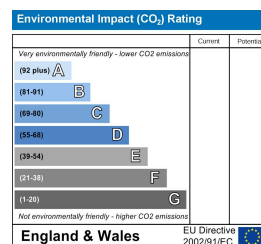
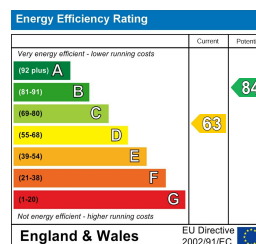
Council Tax band:A

**Directions:** From our office head south on Queen Street, through the traffic lights and turn left onto Princes Avenue, follow this to the end where Leo Terrace is on the right hand side.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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